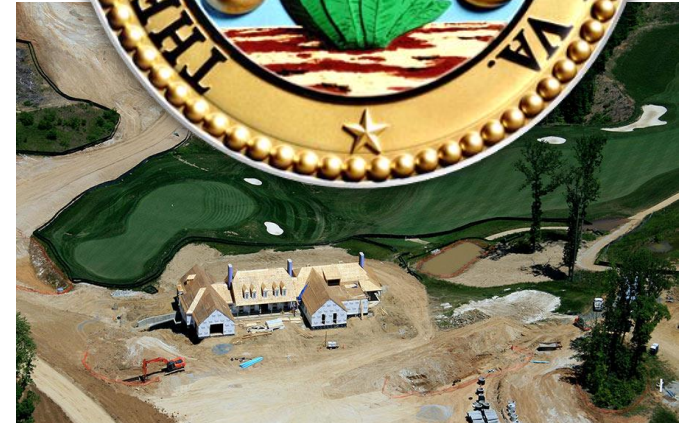


Build-Out Analysis



As of December 31, 2013



**PRINCE WILLIAM COUNTY
PLANNING OFFICE**

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November 14, 2014

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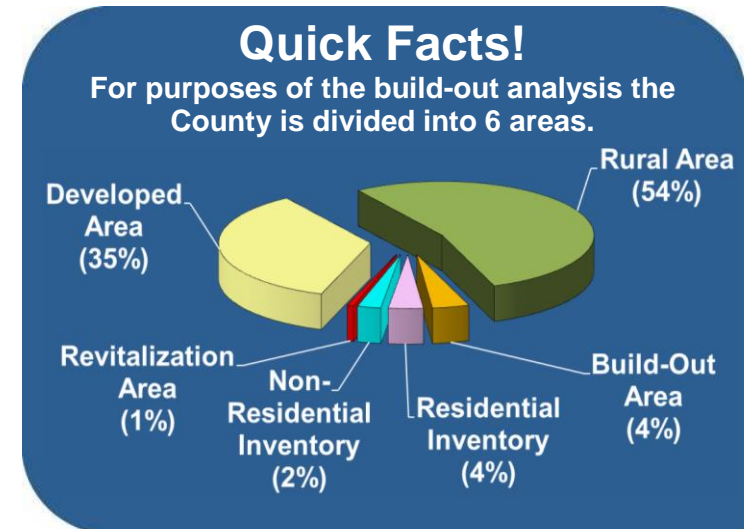
Introduction

Build-Out Analysis is a projection of the maximum allowable future development within a locality. This analysis does not show the ideal or preferred conditions, but rather provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas within the County. The resulting charts, numeric data, and graphics depict how Prince William County is maturing and can be used to assess how well current regulations are implementing plan policies. The Build-Out Analysis results are also useful for comparing alternative development scenarios based on proposed changes to existing long-range land use designations.

The County's geographic information system (GIS) has been used to create layers and tables to monitor different types of development within the County at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cultural resources, etc. These layers are compared against each other to determine remaining and future growth capacity.

This Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and Comprehensive Plan amendments that have been issued or approved during the year. The data provided in this report show the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the "pipeline". Non-residential development is also analyzed in this report by the same factors. This report includes estimates of residential and non-residential capacity in "revitalization areas" where existing development density or intensity is significantly less than that permitted by existing planning and zoning.

Supplemental sections provide information regarding parks and existing land use. Parks acreage generally grows each year as new land is acquired. Also included is the current land use in the County, reported by land use categories, and depicted on a map as well. The land use categories were developed in conjunction with the Watershed Management Division for watershed planning purposes and utilize assessment data to determine land use.



Introduction

Component Areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Build-Out Component Map (page 11) shows a graphic representation of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for redevelopment.

Developed Area

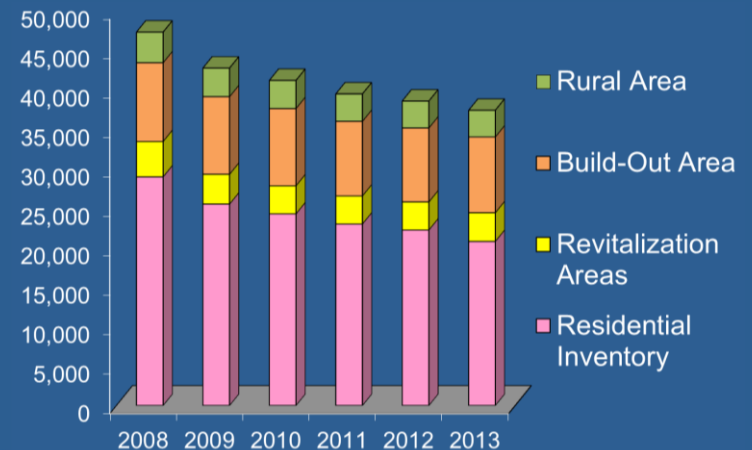
The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, religious institutions, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area.

Build-Out Area

The build-out area is undeveloped A-1 zoned land that is not in the rural area. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that these “stale” zoning cases will be rezoned to a higher intensity use in accordance with the *Comprehensive Plan*. For calculating potential development, the *Comprehensive Plan*’s long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.

Quick Facts!

Residential build-out capacity by component since 2008.



Introduction

Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped, while others may be a complete project that has no development started. Both the residential and non-residential inventory areas are divided into rural and non-rural to create four separate areas for tracking purposes. Tables 7, 8, 9, 10, and 11 in this report give a breakdown by individual project of these areas.

Revitalization Areas

The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use designation. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an averaged FAR was used for non-residential calculations.

Rural Area

The rural area covers more than fifty percent of the County. This area contains large residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. Marine Corps Base Quantico is also in the rural area and includes large-scale residential and non-residential uses but they are not included in the report as they are not subject to County zoning. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process to determine future growth potential.

Introduction

Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 37,374 additional residential dwelling units as shown in Table 1. Adding this to the 143,536 units that existed as of December 2013 brings the residential build-out to 180,910 units. There is also a potential for 84.8 million non-residential square feet of gross floor area to be built. Adding this to the 62.3 million square feet of gross floor area already built brings the total to 147.1 million non-residential square feet as shown in Table 2. The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

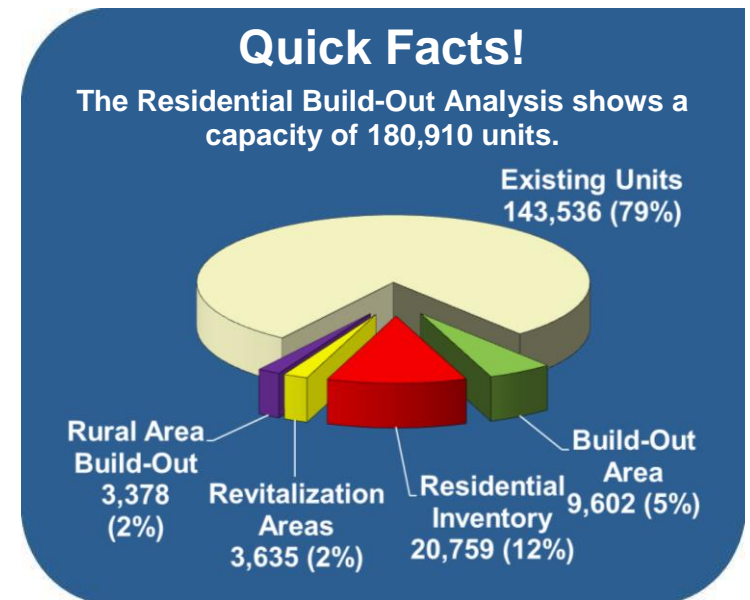


Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Build-Out Area	9,602	Approximate mid-point from Table 3 – page 7
Development Area Residential Inventory	20,483	Table 7 – pages 12 - 18
Rural Area Residential Inventory	276	Table 8 – pages 19 and 20
Revitalization Areas	3,635	Approximate mid-point from Table 5 – page 9
Rural Area Build-Out	3,378	Rural Area Analysis page 10
Subtotal Units to be Built	37,374	
Existing Units	143,535	Demographic Fact Sheet
Total	180,910	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Build-Out Area	25.3	Potential from Table 4 – page 7
Non-Residential Inventory	57.3	Table 10 – pages 22 – 31
Revitalization Areas	2.2	Potential from Table 6 minus existing
Potential Gross Floor Area	84.8	Subtotal
Existing Gross Floor Area in the Development Area	60.2	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	2.1	Real Estate Assessments GIS Data
Existing Gross Floor Area	62.3	Subtotal
Total	147.1	

Build-Out Analysis

Build-Out Area Analysis

An analysis of the approximately 8,604 acres (Table 14) of undeveloped land within the development area shows that 9,602 additional residential units could be built if this land was zoned consistent with the *Comprehensive Plan*, using the mid-point density range (Table 3). This area also holds the potential for 25.3 million square feet of non-residential gross floor area (Table 4). This area does contain 425 existing residential units and 126,213 non-residential square feet of gross floor area.

Table 3 Development Area Undeveloped A-1 Zoned Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2013					
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	394	6 - 12 DU/acre	443	886	664
RCC	21	16 - 30 DU/acre	63	118	91
REC	935	16 - 30 DU/acre	2,805	5,259	4,032
SRH	120	10 - 16 DU/acre	900	1,440	1,170
SRL	867	1 - 4 DU/acre	650	2,600	1,625
SRM	92	4 - 6 DU/acre	276	414	345
SRR*	4,081	2.5 DU/acre	1,387	1,387	1,387
URH	12	20 - 30 DU/acre	180	270	225
URM	6	8 - 20 DU/acre	36	90	63
	6,528		6,740	12,464	9,602

Table 4

Development Area Undeveloped A-1 Zoned Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2013				
Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	394	0.2 – 0.5	1,930,797	4,826,993
CR	1	0.1	3,267	3,267
EI	57	0.25 – 0.5	465,548	931,095
FEC	987	0.25 – 0.5	8,061,323	16,122,645
GC	71	0.2 – 0.4	463,914	927,828
NC	24	0.15 – 0.3	117,612	235,224
O	274	0.3 – 0.7	2,685,474	6,266,106
RCC	21	0.2 – 0.4	102,911	205,821
REC	935	0.5 – 1.3	11,454,919	29,782,789
UMU	6	0.3	38,812	38,812
	2,770		25,279,577	59,340,580

Table Legend Notes:

*SRR also includes 781 acres of ER that is in the SRR parcels

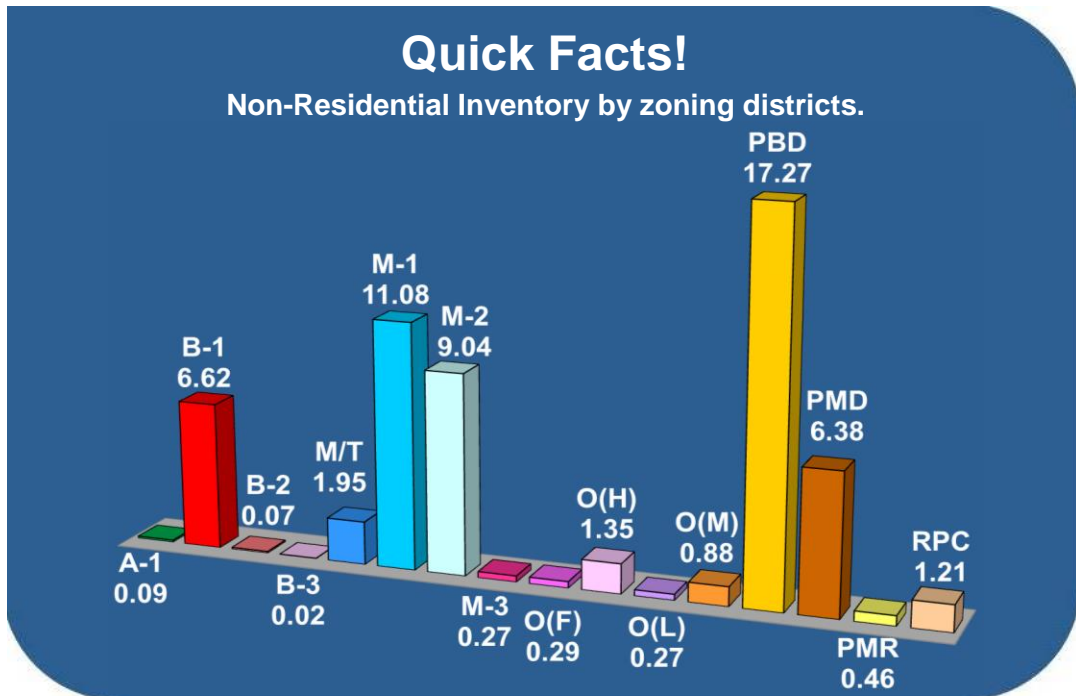
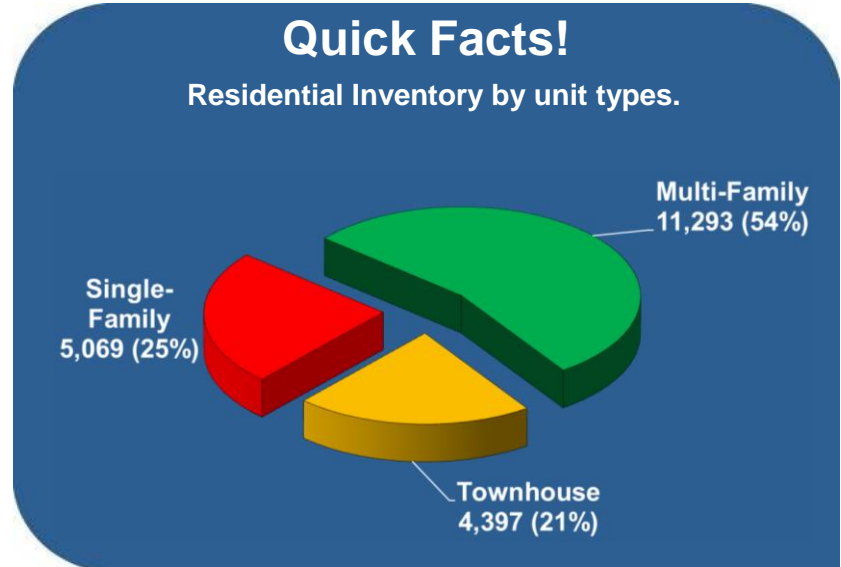
¹ See List of Abbreviations (page 44) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 12 – page 33

Build-Out Analysis

Residential Inventory Analysis

An analysis of the approximately 8,086 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 20,759 residential units yet to be built (Tables 7 and 8). While residential Inventory land is removed when projects are completed, rezonings and proffer amendments added 178 additional acres and 516 new residential units to the total in 2013 (Table 9).



Non-Residential Inventory Analysis

An analysis of the approximately 6,100 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 57.3 million square feet of gross floor area of non-residential development zoned and unbuilt (Table 10). Rezoning added 620,420 square feet gross floor area to the total in 2013 (Table 11).

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 1,563 acres (Table 15) of land in the development area that is zoned non-agricultural, but has redevelopment potential for residential, non-residential, and public uses. This area also contains 159 acres designated ER¹. The three revitalization areas currently contain 1,733 existing housing units. Using the current long-range land use classification of each area, taking into account the existing 1,733 housing units, these areas could yield an additional 3,635 housing units (Table 5). This area also has the potential for an additional 2,227,715 square feet of non-residential development (Table 6). Currently this area contains 2,116,501 square feet of gross floor area of non-residential development.

Table Legend Notes:

¹ See List of Abbreviations (page 44) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 12 – page 33

Table 5 Residential Revitalization Areas Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2013					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	57	6 - 12 DU/acre	64	128	96
REC	32	16 - 30 DU/acre	96	180	138
SRH	96	10 - 15 DU/acre	720	1,152	936
SRL	598	1 - 4 DU/acre	448	1,794	1,121
SRM	25	4 - 6 DU/acre	75	112	94
UMU	190	30 - 60 DU/acre	1,410	2,821	2,115
URL	1	4 - 8 DU/acre	3	6	4
URM	44	8 - 20 DU/acre	264	660	462
VMU	58	7 - 30 DU/acre	152	652	402
		Existing units	-1,733	-1,733	-1,733
	1,101		1,499	5,772	3,635

Table 6 Non-residential Revitalization Areas Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2013				
Land Use Classification ¹	Revitalization Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	57	0.2 – 0.5	279,329	698,321
GC	234	0.2 – 0.4	1,528,956	3,057,912
NC	30	0.15 – 0.3	147,015	294,030
O	31	0.3 – 0.7	303,831	708,939
REC	32	0.5 – 1.3	392,040	1,019,304
UMU	190	0.3 – 0.6	1,229,045	2,458,091
VMU	58	8,000 sq ft per acre (.18)	464,000	464,000
		Existing gross floor area	-2,116,501	-2,116,501
	632		2,227,715	6,584,096

Build-Out Analysis

Developed Area Analysis

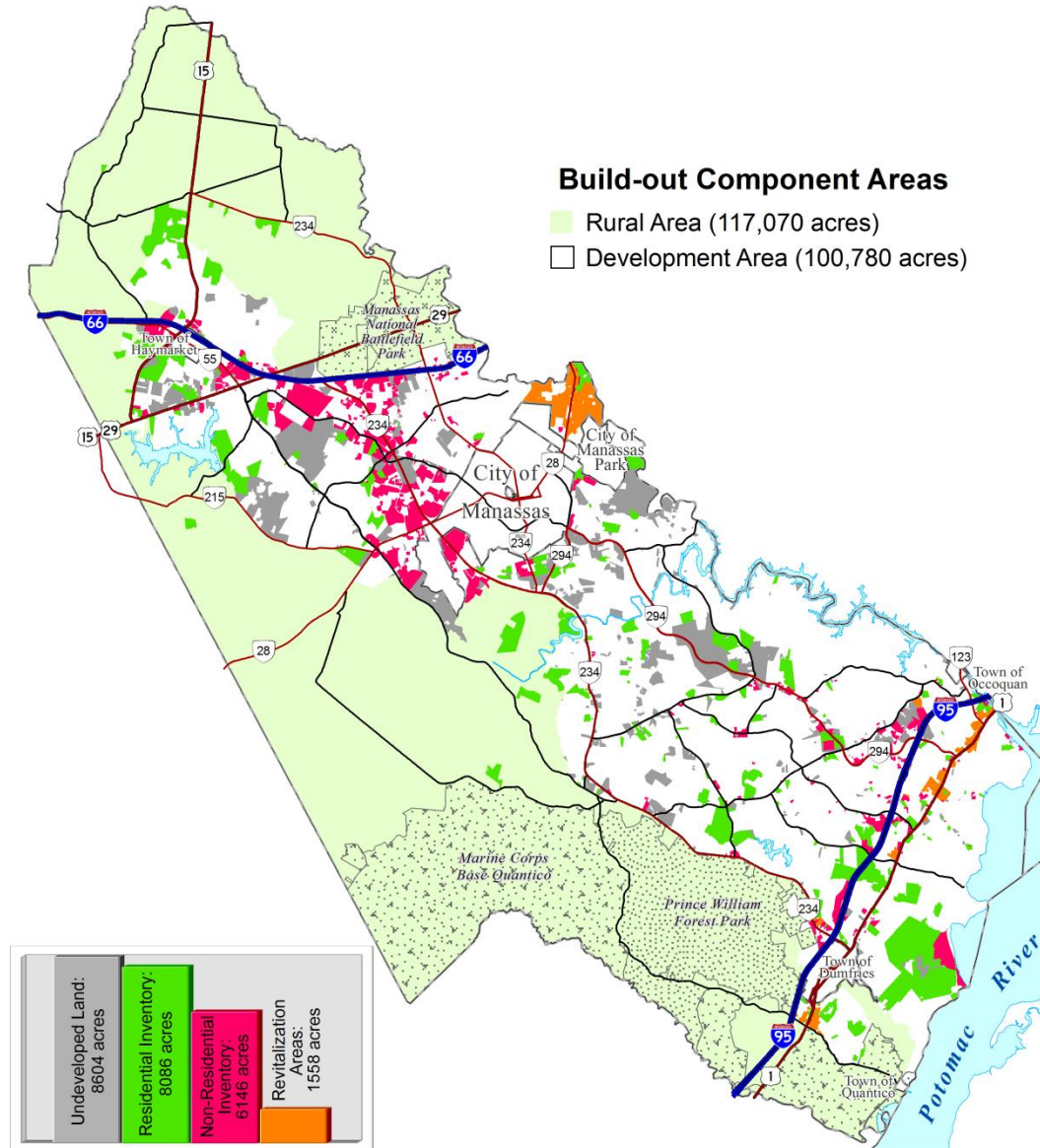
This is an analysis consisting of approximately 76,386 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. The entire development area contains 100,780 acres which is 46 percent of the land area in Prince William County, not including any other jurisdictions. Each year the calculated size of the developed area increases as land develops. Public facilities, religious institutions, public and private permanent open space areas, protected HOA lands, and large established businesses were considered as developed land when reviewing this area and included in the totals. As of December 2013, 57.5 million non-residential square feet of gross floor area have been built in this area along with 130,784 residential units. The developed area does not include the build-out, revitalization, residential inventory, non-residential inventory, or rural areas.

Rural Area Analysis

This is an analysis consisting of approximately 24,819 acres that are undeveloped or underdeveloped in the rural area which shows that approximately 3,378 more residential units could be built in the rural area through subdivision or development of vacant lots. The rural area contains 117,070 acres which is 54 percent of the land area in Prince William County. This does not include any residential units that might be built on Marine Corps Base Quantico. Public facilities, religious institutions, public and private permanent open space, and large established businesses were considered as developed land when calculating residential units. Real Estate Assessment records indicate that, within the rural area, 56 residential units were built in 2013.

Privately owned parcels of at least 20 acres were found to have the potential for 2,094 more housing units. There are also 1,284 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,579 existing residential units. The rural area also contains 2.1 million non-residential square feet of gross floor area. This does not include any facilities or residential units on Marine Corps Base Quantico whose 25,351 acres were included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area.

Build-Out Analysis





Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2013

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case or portion of.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 7

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
AVENDALE	PLN2006-00781	PMR	SF	295	23	272	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	2	36	BRENTSVILLE
CAMP GLENKIRK	PLN2008-00480	PMR	SF	157 !	141	16	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	151	120	31	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4	SF	60	0	60	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4C	SF	233	227	6	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25	0	25	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	134 !	100	34	BRENTSVILLE
JENNELL ESTATES	PLN2006-00893	PMR	SF	65	0	65	BRENTSVILLE

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
LAKE MANASSAS PARCEL B-2-B	PLN2012-00120	RPC	TH	70	0	70	BRENTSVILLE
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	0	2	BRENTSVILLE
MADISON CRESCENT PROFFER AMENDMENT	PLN2013-00174	PMD	TH	71	0	71	BRENTSVILLE
MADISON CRESCENT PROFFER AMENDMENT	PLN2013-00175	PMD	MF	9	0	9	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	25	BRENTSVILLE
PEMBROOKE	PLN2012-00339	PMR	TH	55	0	55	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	42 !	39	3	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	3	6	BRENTSVILLE
SMITH'S POND	PLN2006-00168	R-4	SF	20	2	18	BRENTSVILLE
SOMERSET	REZ1998-0002	R-16	MF	165 @	82	83	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	17	3	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1	SF	150	0	150	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0	336	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	20	25	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-4	SF	132	0	132	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-6	TH	261	0	261	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	MF	624	56	568	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	MF	125	0	125	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	SF	71	0	71	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	TH	125	0	125	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	120	0	120	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	56	248	COLES *
BRADLEY SQUARE	PLN2013-00040	R-6	TH	124	0	124	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	49	16	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0	12	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	10	14	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	21	12	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	2	4	COLES

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
CRISP	REZ1998-0003	SR-1	SF	5	0	5	COLES
FERLAZZO PROPERTY	PLN2009-00414	PMR	SF	59	15	44	COLES
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	18	3	COLES
HAILEE'S GROVE III	PLN2006-00364	R-4	SF	2	1	1	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	205	106	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	0	2	COLES
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	127	42	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1	COLES
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	COLES
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	8	1	COLES
NEW DOMINION SQUARE	PLN2011-00268	PMR	TH	324	0	324	COLES
OLD DOMINION HUNT (Penny Packer Square)	REZ1987-0042	R-4	SF	87	0	87	COLES
OLD DOMINION HUNT (Penny Packer Square)	REZ1987-0042	R-6	TH	63	0	63	COLES
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	18	2	COLES
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	COLES
PARKWAY WEST II	PLN2006-00679	R-4C	SF	22	19	3	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0	9	COLES
POSEY CANOVA	PLN2004-00350	SR-1	SF	7	2	5	COLES
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	COLES
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	152	3	COLES *
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	COLES
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES
TOKEN VALLEY (Sorensen)	PLN2005-00301	SR-1	SF	12	0	12	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0	4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES
WALKER'S STATION	PLN2012-00331	PMR	MF	296	0	296	COLES
WALKER'S STATION	PLN2012-00331	PMR	TH	103	0	103	COLES

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
WEBSTERS LANDING	PLN2008-00633	R-4	SF	5	0	5	COLES
WELDEN	PLN2008-00064	SR-1	SF	62	1	61	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES
WOLF RUN RESIDENTIAL	PLN2012-00021	R-4	SF	11	0	11	COLES
WOODLAND FARMS	PLN2013-00101	SR-1C	SF	30	0	30	COLES
DOMINION VALLEY	PLN2005-00197	RPC	MF ^M	223	72	151	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	SF ^M	2,369	1,916	453	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	TH ^M	678	603	75	GAINESVILLE
HELLER PROPERTY	PLN2002-00173	RPC	SF	175	161	14	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	TH	500	332	168	GAINESVILLE
SIMS PROPERTY	PLN2002-00125	PMD	TH	217 [!]	157	60	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0	18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF ^M	167	0	167	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	MF	969	402	567	NEABSCO [*]
DALE CITY ⁴	REZ1990-0006	RPC	SF	11,226	11,205	21	NEABSCO [*]
DALE CITY ⁴	REZ1990-0006	RPC	TH	3,695	3,145	550	NEABSCO [*]
DANE RIDGE	PLN2004-00072	R-16	MF	126	6	120	NEABSCO
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7	0	7	NEABSCO
HOADLY MANOR ESTATES	PLN2012-00306	R-4	SF	39	0	39	NEABSCO
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	11	71	NEABSCO
LAROCHE/GERMAN PROPERTIES	PLN2011-00059	R-4	SF	17	0	17	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	MF	360	0	360	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	163	0	163	NEABSCO [*]
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	47	5	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 [!]	0	7	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 [@]	0	16	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 [@]	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	0	21	OCCOQUAN
GARCIA	PLN2001-00147	SR-1	SF	30	22	8	OCCOQUAN
GLASS PROPERTY REZONING	PLN2013-00011	R-4	SF	20	0	20	OCCOQUAN

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15	4	OCCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	0	32	OCCOQUAN
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257	0	257	OCCOQUAN
MOORE PROPERTY	PLN2003-00431	SR-1	SF	18	0	18	OCCOQUAN
OCCOQUAN OVERLOOK (GARCIA PROPERTY)	PLN2007-00817	SR-5	SF	2	0	2	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12	0	12	OCCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	12	14	OCCOQUAN
SULLINS PROPERTY-RUSSELL	PLN2006-00949	R-2	SF	3	2	1	OCCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCCOQUAN
THE OAKS III	PLN2010-00457	SR-1	SF	1	0	1	OCCOQUAN
VANTAGE POINTE	PLN2011-00161	PMR	TH	57	26	31	OCCOQUAN
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6	2	POTOMAC
BARNES GOODMAN PROPERTY	PLN2013-00256	R-4	SF	13	0	13	POTOMAC
BERRY BUHL BERRY VENTURES - BOCS	REZ1958-0000	R-4	SF	15 @	0	15	POTOMAC
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	POTOMAC
BRADY'S VILLAGE	PLN2012-00023	V	MF	12	0	12	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73	0	73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	13	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	223 !	113	110	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4C	SF	194 !	190	4	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0	25	POTOMAC
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	83	17	POTOMAC
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	1	8	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	MF	300	0	300	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	TH	400	0	400	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	104 !	94	10	POTOMAC
HAWKINS	REZ1958-0073	R-4	SF	30	21	9	POTOMAC
HYLTON	REZ1971-0034	R-4	SF	6 @	0	6	POTOMAC
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	24	6	POTOMAC
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1	1	POTOMAC

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH ^M	250	98	152	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	4	3	POTOMAC
MUTUAL INVESTMENT (Briarwood II)	REZ1967-0041	R-16	MF	158 @	70	88	POTOMAC
POTOMAC SHORES	PLN2012-00420	PMD, PMR	SF ^M	1,329	17	1,312	POTOMAC *
POTOMAC SHORES	PLN2012-00420	PMD, PMR	TH ^M	1,329	0	1,329	POTOMAC *
POTOMAC SHORES	PLN2012-00420	PMD, PMR	MF ^M	1,329	0	1,329	POTOMAC *
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	13	38	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	PMR	SF	141 !	78	63	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 !	0	293	POTOMAC
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	111 !	103	8	POTOMAC
THE HAVEN AT FORTUNA VILLAGE	PLN2011-00373	R-16	MF	244	0	244	POTOMAC
YARBROUGH	PLN2004-00218	R-4	SF	9	2	7	POTOMAC
BELMONT CENTER	REZ1999-0022	PMD	MF	742	0	742	WOODBIDGE
CAFRTIZ (Newport, Port Potomac)	REZ1958-0040	R-4C	SF	249	236	13	WOODBIDGE
COMPTON (Orchard Landing)	REZ1969-0009	R-16	MF	442 @ !	8	434	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE
FEATHERSTONE SQUARE	PLN2013-00046	PMR	MF	114	0	114	WOODBIDGE
FEATHERSTONE SQUARE	PLN2013-00046	PMR	TH	30	0	30	WOODBIDGE
KENSINGTON PLACE	PLN2012-00256	R-30	MF	315 !	0	315	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	28	102	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1	1	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	MF	500	0	500	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 !	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	84 !	17	67	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	436	285	151	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,393	1,180	213	WOODBIDGE
RIVERGATE	PLN2005-00565	PMR	MF	720	0	720	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148	0	148	WOODBIDGE
TYRELL	REZ1970-0032	R-4	SF	10	0	10	WOODBIDGE

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
VENTURA	PLN2003-00412	R-4	SF	2	0	2	WOODBIDGE
WEST POTOMAC	PLN2004-00349	PMR	MF	654	562	92	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558 @	152	406	WOODBIDGE

total ⁵ 20,483

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an "@" are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2013 GIS Premise Address database.
3. Unit types marked with an "M" indicate that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or owner name is the Case Name.



Inventory of Units in Rural Area Residential Rezoning Remaining to be Built as of December 31, 2013

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

Built - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case or portion of.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 8

Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
GATEWAY OAKS	PLN2001-00001	SR-1	SF	8	7	1	BRENTSVILLE
GREENWICH GREEN	REZ1990-0030	SR-5	SF	8 !	7	1	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63 !	11	52	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	163	17	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4	2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11	2	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	30	24	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	70	77	COLES

Residential Inventory

Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	31	68	COLES
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0	2	GAINESVILLE
CHIMNEYS	REZ1989-0070	SR-5	SF	2	1	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0	2	GAINESVILLE
MEADOWLIN	REZ1986-0001	SR-1	SF	44	34	10	GAINESVILLE
total ³						276	

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an "@" are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2013 GIS Premise Address database.
3. This total does not include any A-1 zoned residential subdivisions.
4. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.



Rezoning Approved by the Board of County Supervisors that Created Additional Residential Units

Table 9

1/1/2013 through 12/31/2013

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	Application Type
PLN2003-00431	MOORE PROPERTY	52.05	18	-	-	18	1/8/2013	REZ
PLN2013-00040	BRADLEY SQUARE	21.50	-	124	-	124	2/19/2013	REZ
PLN2012-00339	PEMBROOKE	15.50	-	55	-	55	6/4/2013	PRA
PLN2012-00331	WALKER'S STATION*	40.25	-	68*	-24*	44*	6/4/2013	PRA
PLN2013-00011	GLASS PROPERTY REZONING	10.05	20	-	-	20	7/16/2013	REZ
PLN2012-00306	HOADLY MANOR ESTATES	14.73	40	-	-	40	9/10/2013	REZ
PLN2013-00174	MADISON CRESCENT PROFFER	14.82	-	71	-	71	9/10/2013	PRA
PLN2013-00046	FEATHERSTONE SQUARE	8.66	30	-	114	144	9/10/2013	REZ
		177.56	108	318	90	516 Total Units		

Column descriptions:

- Case Number** - This column indicates the case number attached to the zoning case.
- Case Name** - This column indicates the current name attached to the zoning case.
- Acreage** - This column indicates the amount of rezoned land area in acres.
- Single Family Units** - This column indicates the approved quantity of detached single family dwelling units.
- Townhouse Units** - This column indicates the approved quantity of attached single family dwelling units.
- Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.
- Unit Total** - This column indicates the sum of dwelling units in the three categories.
- Approval Date** - This column represents the date the rezoning was approved by the Board.
- Application Type** - This column indicates the case type, in these instances, all cases were Rezoning.

* Walker's Station is a proffer amendment case that adjusted unit type and quantity from the prior rezoning.





Inventory of Major Non-Residential Rezoning Remaining to be Built as of December 31, 2013

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. Cases with "(SUP)" at the end of the name are special use permits. A marketing name was shown on some cases in parentheses also.

Case Number - This column indicates the case number attached to the zoning or special use permit case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the zoning or special use permit case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the zoning or special use permit case.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 10

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
3DF ASSOCIATES	PLN2005-00299	M-2	6.34	141,190	BRENTSVILLE
ABLE AT WELLINGTON	REZ1998-0022	M/T	3.55	34,794	BRENTSVILLE
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	M/T	26.62	409,812	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	PBD	74.63	1,132,472	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	82.01	1,245,598	BRENTSVILLE
ALBRITE PROPERTY	PLN2007-00406	M/T	8.60	57,000	BRENTSVILLE
ARC-BOCS	REZ1958-0021	M-1	414.29	3,383,752	BRENTSVILLE
BARRETT'S CROSSING	PLN2001-00167	M-2	7.52	100,000	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BRISTOW INDUSTRIAL PARK	PLN2003-00242	M/T	42.13	412,902	BRENTSVILLE
BRISTOW INDUSTRIAL PARK	PLN2003-00242	M-2	10.45	85,380	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
BROAD RUN LOT	PLN2011-00257	M/T	3.00	29,403	BRENTSVILLE
BROADVIEW CENTER	REZ1989-0039	M-2	52.36	427,622	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	23.00	253,000	BRENTSVILLE
CAROLINA FREIGHT	REZ1990-0069	M/T	2.68	26,251	BRENTSVILLE
COHN BERNSTEIN	REZ1971-0001	M-2	109.93	897,815	BRENTSVILLE
CONTRACTORS COURT	PLN2013-00113	M/T	10.78	105,655	BRENTSVILLE
DWOSKIN	REZ1985-0048	M/T	26.15	256,292	BRENTSVILLE
DWOSKIN	REZ1971-0029	M-2	19.74	161,226	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.43	49,400	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.80	194,014	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	122.28	1,198,463	BRENTSVILLE
EVERGREEN TERRACE	PLN2000-00094	B-1	9.70	63,380	BRENTSVILLE
FAUQUIER BANK DRIVE-THRU (SUP)	PLN2013-00025	B-1	0.81	2,845	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	16.58	108,334	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	0.21	1,372	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	29.59	193,339	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
GOUGH	REZ1958-0004	B-1	2.63	17,156	BRENTSVILLE
HB INVESTMENTS	PLN2006-00185	M-1	1.75	20,800	BRENTSVILLE
HERBERT	REZ1976-0020	M-1	29.25	238,880	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	9.37	76,519	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK-PHASE 3	PLN2008-00354	M/T	10.07	98,696	BRENTSVILLE
HUNTER - BOCS	REZ1958-0021	M-1	31.62	258,273	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	97.18	793,718	BRENTSVILLE
IBM	REZ1980-0030	M-2	60.85	497,003	BRENTSVILLE
IBM PROFFER AMENDMENT	PLN2008-00154	PBD	46.01	450,973	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	48.85	398,955	BRENTSVILLE
INDEPENDENCE REALTY	PLN2011-00404	M/T	5.31	52,052	BRENTSVILLE
INDUSTRIAL COMPLEX - BOCS	REZ1979-0039	M-2	156.27	1,276,358	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	333.56	3,269,205	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
JAMES MADISON BUSINESS PARK	PLN2010-00045	B-1	12.30	80,387	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
JPI-YORKSHIRE	PLN2006-00072	B-1	3.61	25,000	BRENTSVILLE
KIM AND PAK	PLN2005-00216	O(M)	0.97	9,507	BRENTSVILLE
LACY	REZ1958-0034	M-1	17.45	142,523	BRENTSVILLE
LAKE VIEW PROFESSIONAL CENTER	PLN2010-00193	O(M)	10.02	129,500	BRENTSVILLE
LAWS AUCTION	REZ1989-0064	B-1	1.95	12,723	BRENTSVILLE
LEWIS	REZ1969-0034	M-1	6.16	50,295	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	18.24	162,200	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MARSHALL CENTER	REZ1988-0083	B-1	25.07	163,788	BRENTSVILLE
MATRIX	PLN2001-00348	M-1	3.98	32,507	BRENTSVILLE
MAUCK	REZ1982-0001	M-2	8.77	71,595	BRENTSVILLE
MCDONALDS	REZ1991-0017	B-1	0.70	4,574	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	4.17	27,275	BRENTSVILLE
MOORE	REZ1970-0015	M-1	17.92	146,362	BRENTSVILLE
N AND E COMPANY	REZ1971-0042	M-1	34.75	283,785	BRENTSVILLE *
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	18.91	175,000	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	M-1	20.45	167,002	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	O(F)	11.45	112,199	BRENTSVILLE
PEMBROOKE	PLN2006-00091	B-1	1.98	16,172	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
POMEROY - BOCS	REZ1979-0039	M-2	10.14	82,778	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	B-1	6.14	40,110	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	15.93	104,087	BRENTSVILLE
PRINCE WILLIAM GATEWAY	PLN2006-00943	O(M)	16.07	157,454	BRENTSVILLE
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	4.88	47,843	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.87	64,506	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	28.04	229,017	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	54.07	441,625	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.32	18,949	BRENTSVILLE
RINALDI - BOCS	REZ1979-0039	M-2	8.86	72,331	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	10.75	87,801	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SAVILLE	REZ1967-0017	M-1	4.79	39,118	BRENTSVILLE
SILLS PROPERTY / HORNBAKER INDUSTRIAL	PLN2013-00329	M/T	4.35	42,634	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	22,442	BRENTSVILLE
SOWDER PROFFER AMENDMENT	PLN2005-00600	PBD	87.04	853,126	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STOKES	REZ1987-0089	PBD	26.01	254,965	BRENTSVILLE *
STONECREST	REZ1989-0038	B-1	0.67	4,380	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUPERIOR PROPERTIES - BOCS	REZ1958-0021	M-1	33.51	273,724	BRENTSVILLE
THE SHOPPES AT LAKE MANASSAS	PLN2008-00324	RPC	21.01	172,540	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	8.10	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	29.47	173,300	BRENTSVILLE
VICTORY'S CROSSING CHURCH (SUP)	PLN2012-00366	A-1	17.64	40,000	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	21.25	173,559	BRENTSVILLE
WAWA-VA. TIRE & AUTO SUP AMENDMENT (SUP)	PLN2013-00275	B-1	2.68	11,700	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	REZ1984-0053	M-1	2.50	20,427	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	PLN2004-00180	M-1	8.45	69,021	BRENTSVILLE
WELLINGFORD SOUTH	REZ1989-0069	M-2	26.85	219,288	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.06	25,003	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.68	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	100.01	1,045,600	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	21.80	278,000	BRENTSVILLE
WELLINGTON PARK	PLN2009-00016	B-1	10.77	180,000	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	14,772	BRENTSVILLE
WELLINGTON STATION	REZ1989-0022	M-2	18.75	153,159	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY	PLN2004-00385	PMR	24.08	236,006	BRENTSVILLE
WINDY KNOLL CENTER (SUP)	PLN2013-00111	A-1	10.22	1,020	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	20.39	166,505	BRENTSVILLE
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	BRENTSVILLE
YOUTH FOR TOMORROW/STADLER PROP	PLN2010-00397	B-1	39.05	255,122	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.53	49,191	COLES
BERKSHIRE ASSOCIATES	REZ1958-0059	M-1	5.76	47,082	COLES

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
BREEDEN	REZ1958-0052	B-1	8.92	58,299	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	19.35	189,649	COLES
COLCHESTER CORPORATION	REZ1985-0052	M/T	2.19	21,489	COLES
CORRIDOR BUSINESS PARK	REZ1987-0069	M-2	53.27	435,063	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GAS-A-GOGO (SUP)	PLN2011-00287	B-1	0.59	4,000	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M/T	16.39	160,633	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M-2	98.61	805,395	COLES
GLEN-GERY GODWIN DRIVE PROPERTY	PLN2010-00141	M-1	151.13	1,234,383	COLES
GODWIN WOODS	PLN2001-00078	B-2	9.49	46,484	COLES
GREAT OAK	REZ1987-0021	M-2	7.50	61,256	COLES
HOADLY - GRACE REFORMED PRESB CH (SUP)	PLN2012-00175	A-1	5.83	15,980	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	COLES
STAPLES MILL	REZ1998-0018	B-2	2.94	14,422	COLES
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.16	314,654	COLES
VOGEL	REZ1987-0023	PBD	9.69	94,970	COLES
WILLIAMS	REZ1974-0030	B-1	6.91	45,142	COLES
WOODBRIIDGE SEVENTH DAY ADVENTIST	PLN2008-00424	O(M)	6.40	60,000	COLES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	4.99	16,302	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
BALLS FORD BUSINESS PARK	PLN2006-00126	O(H)	7.67	125,211	GAINESVILLE
BALLSFORD	REZ1998-0019	PBD	40.69	398,803	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1998-0027	PBD	10.84	106,257	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	5.44	53,271	GAINESVILLE
BETHLEHEM WOODS	PLN2004-00114	M-2	3.83	31,318	GAINESVILLE
BREEDEN	REZ1972-0011	B-1	1.46	9,564	GAINESVILLE
BULL RUN	REZ1985-0023	B-1	9.87	64,491	GAINESVILLE
CUSHING - BOCS	REZ1979-0039	M-2	32.11	262,278	GAINESVILLE
FORT WARREN	REZ1967-0028	B-1	1.91	12,461	GAINESVILLE
GOSSOM	REZ1967-0013	B-1	1.00	6,535	GAINESVILLE
GREENHILL CROSSING	REZ1998-0002	B-1	1.68	10,977	GAINESVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
HAYMARKET CROSSING	PLN2008-00668	PBD	73.50	720,386	GAINESVILLE
HEATHCOTE DEVELOPMENT	PLN2012-00007	O(M)	2.81	40,000	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2009-00177	PMD	12.82	90,000	GAINESVILLE
HERITAGE HUNT COMMERCIAL	PLN2003-00046	PBD	21.88	214,446	GAINESVILLE
HERITAGE HUNT COMMERCIAL - LB - C (SUP)	PLN2013-00274	PBD	7.07	100,000	GAINESVILLE
HERITAGE HUNT COMMERCIAL - LB - D	PLN2010-00456	PBD	2.14	19,308	GAINESVILLE
HOPPMANN	REZ1997-0009	M-2	12.87	105,136	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	12.82	83,762	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.51	102,172	GAINESVILLE
LIBBY	REZ1981-0015	M-1	49.71	405,996	GAINESVILLE
LILLYS - BOCS	REZ1979-0039	M-2	13.63	111,323	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	11,163	GAINESVILLE
LINDEN	REZ1987-0015	M-2	17.42	142,283	GAINESVILLE
LINDEN	REZ1987-0015	O(L)	9.29	60,701	GAINESVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	2.55	50,000	GAINESVILLE
MIDWOOD	PLN2003-00162	PBD	87.82	860,724	GAINESVILLE
MIDWOOD CENTER	PLN2003-00108	PBD	30.65	300,401	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.13	7,384	GAINESVILLE
ORCHARD GLEN REZONING	PLN2007-00274	O(F)	0.87	26,983	GAINESVILLE
SHEETZ @ SUDLEY MANOR PLACE (SUP)	PLN2013-00243	B-1	3.07	6,489	GAINESVILLE
SIMS PROPERTY	PLN2002-00125	PMD	26.41	700,000	GAINESVILLE
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	2.07	16,907	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,189	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	100.97	1,132,560	GAINESVILLE
SUNNYBROOK	REZ1987-0046	B-1	2.25	14,702	GAINESVILLE
SUNNYBROOK DEVELOPMENT	REZ1993-0013	B-1	12.85	83,962	GAINESVILLE
VILLAGE AT HEATHCOTE	PLN2004-00298	PBD	7.49	73,409	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	41.80	650,200	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.77	214,118	GAINESVILLE
WHEELER	REZ1958-0043	B-1	17.06	111,459	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	266.69	2,178,213	GAINESVILLE
AMERICAN FIRE EQUIPMENT	PLN2005-00298	M-1	3.94	50,000	NEABSCO
CENTREPOINTE	REZ1991-0016	PBD	17.26	169,182	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO
DALE CITY ⁵	REZ1969-0018	RPC	143.77	939,393	NEABSCO *
DUVALL	REZ1984-0021	B-1	1.34	8,756	NEABSCO
ELM FARM	REZ1972-0024	O(H)	20.97	342,492	NEABSCO
GARBER	REZ1973-0024	O(H)	25.04	409,019	NEABSCO
GILBERT	REZ1974-0033	O(L)	1.30	8,494	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.04	6,823	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.65	23,849	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	9.34	61,028	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	21,540	NEABSCO
NEABSCO COMMON PRA	PLN2009-00554	O(H)	13.40	396,780	NEABSCO
PRINCE WILLIAM TOWN CENTER ADDITION	PLN2001-00100	O(M)	3.17	44,000	NEABSCO
REDDING	REZ1973-0016	B-1	2.52	16,466	NEABSCO
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	4.48	29,272	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	93.70	100,000	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	55,186	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.35	27,385	NEABSCO
WALNUT GROVE	REZ1989-0074	B-1	22.02	143,879	NEABSCO
WILLIAMS	REZ1987-0008	O(L)	1.96	12,791	NEABSCO
ANDERSON	REZ1971-0009	M-3	33.51	273,677	OCCOQUAN
APPLE FEDERAL CREDIT UNION (SUP)	PLN2013-00144	B-1	1.67	3,800	OCCOQUAN
CATON'S CROSSING	PLN2009-00339	PMD	12.24	199,948	OCCOQUAN
CLARKE ELECTRICAL	REZ1990-0038	M-2	1.33	10,898	OCCOQUAN
DAVIS	REZ1973-0013	B-1	1.23	8,038	OCCOQUAN
DAVIS FORD HORNER LLC	REZ1997-0041	B-1	2.68	17,511	OCCOQUAN
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	9.86	96,629	OCCOQUAN
GARBER PROPERTY	PLN2000-00055	B-1	4.93	32,213	OCCOQUAN
GLEATON	REZ1976-0003	B-1	18.31	119,638	OCCOQUAN
GORDON	REZ1968-0025	M-1	30.13	246,067	OCCOQUAN
J. MANLEY GARBER	REZ1975-0016	B-1	1.18	7,710	OCCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCCOQUAN
KINCHELOE	REZ1983-0009	B-1	1.92	12,545	OCCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	19.97	130,468	OCCOQUAN

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
LYNCH	REZ1998-0010	B-1	4.46	29,170	OCCOQUAN
OHS	REZ1985-0027	O(L)	0.35	2,272	OCCOQUAN
OLD BRIDGE ESTATES	REZ1987-0074	B-2	2.13	10,438	OCCOQUAN
PARK CENTER NORTH	REZ1990-0037	PBD	43.07	422,145	OCCOQUAN
POTOMAC INDUSTRIAL PARK	REZ1991-0033	B-1	3.02	19,733	OCCOQUAN
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	26.57	260,437	OCCOQUAN
RADNOR DEVELOPMENT	REZ1988-0013	PBD	25.77	252,589	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	16.96	277,042	OCCOQUAN
RIVERSIDE	REZ1989-0076	B-1	1.54	10,034	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SMOKETOWN STATIONS	REZ1991-0035	PBD	0.53	5,195	OCCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	17,105	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	B-1	9.74	63,641	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	M-2	12.33	100,686	OCCOQUAN
TELEGRAPH ROAD HOTEL	PLN2007-00280	B-1	2.97	19,425	OCCOQUAN
THE GLEN	PLN2006-00525	B-1	7.77	50,769	OCCOQUAN
THE OAKS III	PLN2010-00457	O(L)	2.78	32,500	OCCOQUAN
TRAVERS	REZ1982-0015	B-1	0.68	4,443	OCCOQUAN
TRAVERS	PLN2004-00119	M-2	8.94	72,997	OCCOQUAN
VALUE ENGINEERING	REZ1968-0016	B-1	1.38	9,017	OCCOQUAN
VANTAGE POINTE	PLN2011-00161	B-1	1.04	5,000	OCCOQUAN
WASHINGTON INDUSTRIAL PARK	REZ1985-0063	M-2	7.20	58,806	OCCOQUAN
WEST LAKE RIDGE CONVENIENCE CENTER	REZ1986-0063	B-1	2.66	17,369	OCCOQUAN
WOOD INTERSTATE	REZ1974-0007	B-1	1.49	9,739	OCCOQUAN
AJAY REALTY	PLN2001-00271	M-2	2.99	15,000	POTOMAC
ASHLAND	REZ1997-0034	B-1	21.40	139,828	POTOMAC
AWANA HOTEL (SUP)	PLN2011-00256	B-1	3.04	13,580	POTOMAC
BLACKWELL	REZ1995-0057	M-2	3.07	25,097	POTOMAC
CONSEJEROS DE JUDA MONTE DE SION (SUP)	PLN2010-00167	A-1	11.35	29,000	POTOMAC
HYLTON	REZ1971-0034	B-1	21.45	140,154	POTOMAC
JOHNSON WIMSATT (Southbridge Plaza)	REZ1967-0029	B-1	2.53	16,531	POTOMAC
KELLYS RIDGE DEVELOPMENT (EGG)	REZ1990-0080	B-1	4.57	29,860	POTOMAC
MANDERFIELD	REZ1958-0082	B-1	10.96	71,642	POTOMAC

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,478	POTOMAC
POTOMAC SHORES	PLN2012-00420	PBD	282.26	3,700,000	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	27.64	180,577	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	M-2	8.69	70,984	POTOMAC
PRINCETON WOODS PAD SITE 1	REZ1990-0080	B-1	1.31	8,560	POTOMAC
PRINCETON WOODS PAD SITE 2	REZ1966-0037	B-1	1.66	10,846	POTOMAC
QUANTICO CENTER CHICK-FIL-A (SUP)	PLN2013-00239	PBD	1.20	5,026	POTOMAC
QUANTICO GATEWAY	PLN2003-00288	B-1	3.83	25,025	POTOMAC
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	8,829	POTOMAC
SOUTH DUMFRIES - BOCS	REZ1958-0000	B-1	4.71	30,808	POTOMAC
THE CALVERT COMPANY	REZ1986-0062	B-1	8.25	53,900	POTOMAC
TOWNSEND	REZ1972-0030	B-1	8.90	58,153	POTOMAC
TOWNSEND	REZ1980-0003	M-2	54.37	444,055	POTOMAC
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	34.69	339,997	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	58.50	477,766	POTOMAC
BARRONS GRANT	REZ1995-0008	B-1	1.14	7,419	WOODBIDGE
BB&T MARUMSCO PLAZA (SUP)	PLN2012-00130	B-1	0.92	4,600	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	18.60	2,200,000	WOODBIDGE
BRAXTON	REZ1968-0004	B-1	2.70	17,642	WOODBIDGE
BURKE AND HERBERT BANK (SUP)	PLN2010-00118	B-1	0.81	2,412	WOODBIDGE
DAWSON	REZ1980-0015	B-1	2.39	15,616	WOODBIDGE
ELROD (Potomac Club, Park Square)	REZ1973-0025	B-1	38.56	251,951	WOODBIDGE
FEATHERSTONE IND PARK	REZ1986-0017	M-1	9.88	80,695	WOODBIDGE
HARVEST LIFE CHANGERS CHURCH (SUP)	PLN2010-00284	B-1	15.54	205,000	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	17.51	114,410	WOODBIDGE
I-95 INVESTORS	REZ1993-0011	B-1	1.20	7,860	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.90	18,944	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	WOODBIDGE
KOONS	PLN2003-00065	B-1	4.40	28,740	WOODBIDGE
LINDSAY AUTOMOBILE DEALERSHIP (SUP)	PLN2012-00139	B-1	1.79	38,230	WOODBIDGE
MALLOY HYUNDAI (SUP)	PLN2006-00725	B-1	2.77	18,112	WOODBIDGE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
MARUMSCO PLAZA PAD SITES	REZ1958-0032	B-1	1.72	11,238	WOODBIDGE
PATTERSON	REZ1989-0054	B-1	0.94	6,142	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	6.20	469,550	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	0.82	47,000	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.28	14,910	WOODBIDGE
SCHAEFFER	REZ1971-0020	B-1	1.21	7,932	WOODBIDGE
SOWER	REZ1972-0037	O(L)	1.99	12,989	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,800	WOODBIDGE
WILLS	REZ1958-0094	B-1	1.85	12,057	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	B-1	14.41	94,155	WOODBIDGE
			total ⁶ ± 6,100	total ⁷ 57,250,870	

Notes:

1. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name. Cases names with "(SUP)" at the end of the name are special use permit cases.
2. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning or special use permit case. The acreage indicated was calculated by using the County's GIS software.
3. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values (See Tables 12 and 13). These values were adjusted to reflect current trends in development. Other cases use the proffered or conditioned building area amounts, or specific proffered or conditioned FAR values.
4. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district. Dale City consists of multiple zoning cases to include portions of: REZ1968-0001, REZ1969-0018, REZ1975-0014, REZ1999-0017, and REZ1999-0039.
6. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning and special use permit cases with structures yet to be built.
7. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning and special use permit cases with structures yet to be built.

Non-Residential Inventory



Rezoning and Special Use Permits Approved by the Board of County Supervisors that Created Additional Non-Residential Development

1/1/2013 through 12/31/2013

Table 11

Case Number	Case Name	Acreage	Total Sq Ft	Approval Date	Application Type
PLN2010-00167	CONSEJEROS DE JUDA MONTE DE SION	12.00	29,000	1/8/2013	SUP
PLN2009-00203	HORWAT-CATHAY, INC. STUCCO	10.00	3,200	2/19/2013	SUP
PLN2013-00025	FAUQUIER BANK DRIVE-THRU (GATEWAY CROSSING)	0.81	2,845	3/5/2013	SUP
PLN2013-00111	WINDY KNOLL CENTER	62.00	1,020	3/5/2013	SUP
PLN2013-00113	CONTRACTORS COURT	10.75	336,802	5/7/2013	REZ
PLN2012-00007	HEATHCOTE DEVELOPMENT	2.87	40,000	5/7/2013	REZ
PLN2013-00145	APPLE FEDERAL CREDIT UNION	1.65	3,800	6/4/2013	SUP
PLN2012-00366	VICTORY'S CROSSING CHURCH	17.66	40,000	9/10/2013	SUP
PLN2013-00273	HERITAGE HUNT COMMERCIAL LANDBAY C	7.07	100,000	10/1/2013	PRA
PLN2013-00334	MOUNT PLEASANT BAPTIST CHURCH	2.59	2,930	10/1/2013	SUP
PLN2013-00243	SHEETZ @ SUDLEY MANOR PLACE	3.28	6,489	11/19/2013	SUP
PLN2013-00329	SILLS PROPERTY/HORNBAKER INDUSTRIAL PARK	1.69	42,634	11/19/2013	REZ
PLN2013-00275	WAWA-VA. TIRE & AUTO SUP AMENDMENT	2.68	11,700	12/3/2013	SUP
Totals		135.05	620,420		

Column descriptions:

- Case Number** - This column indicates the case number attached to the zoning case.
- Case Name** - This column indicates the current name attached to the zoning case.
- Acreage** - This column indicates the amount of rezoned land area in acres.
- Office Sq Ft** - This column indicates the approved gross floor area in square feet for Office use.
- Retail Sq Ft** - This column indicates the approved gross floor area in square feet for Retail use.
- Industrial Sq Ft** - This column indicates the approved gross floor area in square feet for Industrial use.
- Institutional Sq Ft** - This column indicates the approved gross floor area in square feet for Institutional use.
- Total Sq Ft** - This column indicates the sum of gross floor area in the four categories.
- Approval Date** - This column represents the date the rezoning was approved by the Board.
- Application Type** - This column indicates the case type, in these instances, all cases were Rezoning.

Non-Residential Inventory Floor Area Ratio Trends

Table 12

LRLU Districts and FAR Values		
Long-Range Land Use Designation	Allowable FAR	Average FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 13

Zoning Districts and FAR Values		
Zoning District Designation	Allowable FAR	Average FAR (used for calculations)
B-1	0.4	0.2
B-2	0.3	0.15
B-3	0.1	0.1
M-1	0.5	0.25
M-2	0.5	0.25
M/T	0.75	0.3
O(F)	0.5	0.3
O(H)	1.25	0.5
O(L)	0.35	0.2
O(M)	0.65	0.3
PBD	0.5	0.3
PMD	0.75	0.5
PMR	0.3	0.3
RPC	0.3	0.3

Table 14

Undeveloped Acres in the Development Area	
Land Use Classification	Undeveloped Acreage
CEC	394
CR	1
EI	57
ER	1,444
FEC	987
GC	71
NC	24
O	274
RCC	21
REC	935
SRH	120
SRL	867
SRM	92
SRR	3,300
URH	12
URM	6
	8,604

Undeveloped Area by Long-Range Land Use

The development potential of undeveloped A-1 lands within the development area (Tables 3 and 4) is calculated from the values in Table 14. Some long-range land use values (CEC, RCC, REC, and UMU) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (781 acres) that falls within the SRR classified parcels was added to the SRR during the calculation process to obtain the 4,081 acres on Table 3 as the density calculation may include ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

Revitalization Area by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas (Tables 5 and 6) is calculated from the values in Table 15. Some long-range land use values (CEC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. The average FAR was also used for calculations to determine mid-range or average totals.

Table 15

Undeveloped Areas in the Revitalization Area	
Land Use Classification	Undeveloped Acreage
CEC	57
ER	159
GC	234
NC	30
O	31
REC	32
SRH	96
SRL	598
SRM	25
UMU	190
URL	1
URM	44
VMU	58
	1,558

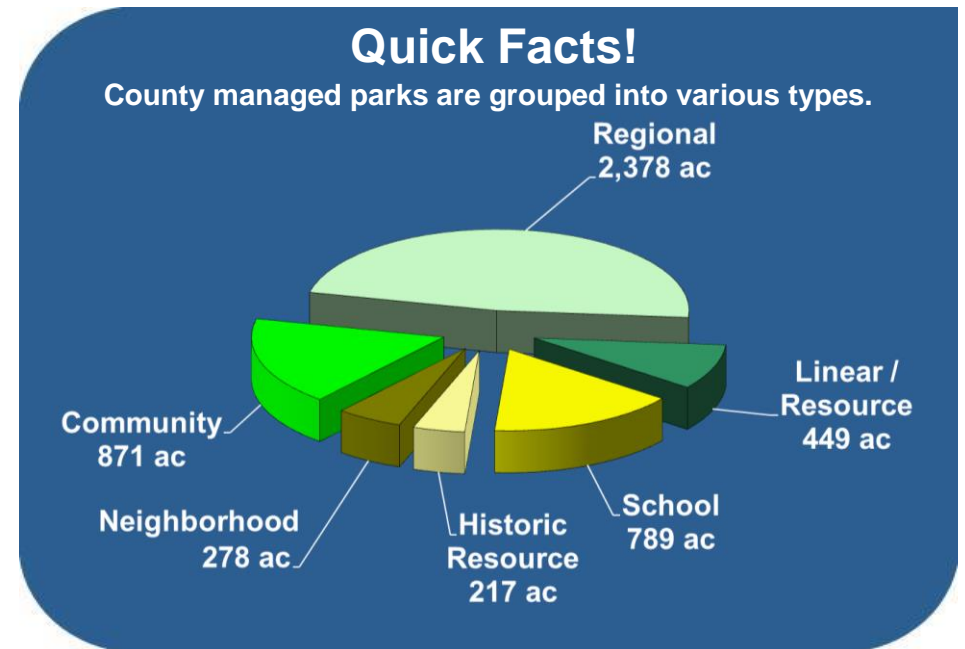
Park Land Inventory

Parks

Park land is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings new park land through subdivision or proffers. Additionally, new park land is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the *Parks, Open Space and Trails* chapter of the *Comprehensive Plan*, is to provide 70 acres of parkland per 1,000 people. This goal is further defined to contain 15 acres of County-owned park lands for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state park lands that are available in the County. The estimated total park land is 27,886 acres.

The County's GIS was used to calculate acreage totals from the parks layer. As of December 31, 2012, the total County managed park lands total 4,978 acres. The Department of Parks and Recreation manage 4,207 acres of which 329 acres of land are leased. Additionally, the GIS indicates that the School Board controls approximately 789 acres of park lands and approximately 217 additional acres are maintained by Public Works as historic resources open to the public.

The estimated population for Prince William County on December 31, 2012 was 415,912. Thus, the County currently has 67 acres of park land per 1,000 people and 12 acres per 1,000 people of County-owned park land.



Park Land Inventory

Park Type Descriptions

Neighborhood Park

This general classification of parks includes parks that serve neighborhoods and mixed-use centers in suburban and urban areas of the County. Neighborhood parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

Community Park

This park classification includes parks that serve larger geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

Regional Park

This park classification includes larger parks that serve the County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the County. Areas designated for natural and/or cultural resource protection and management will be included within these parks.

Linear and Resource-Based Park

This classification includes parks that primarily preserve, protect, and interpret natural and/or cultural resources.

Leased Park

This classification primarily includes ball fields and golf courses leased by the County for public park use.

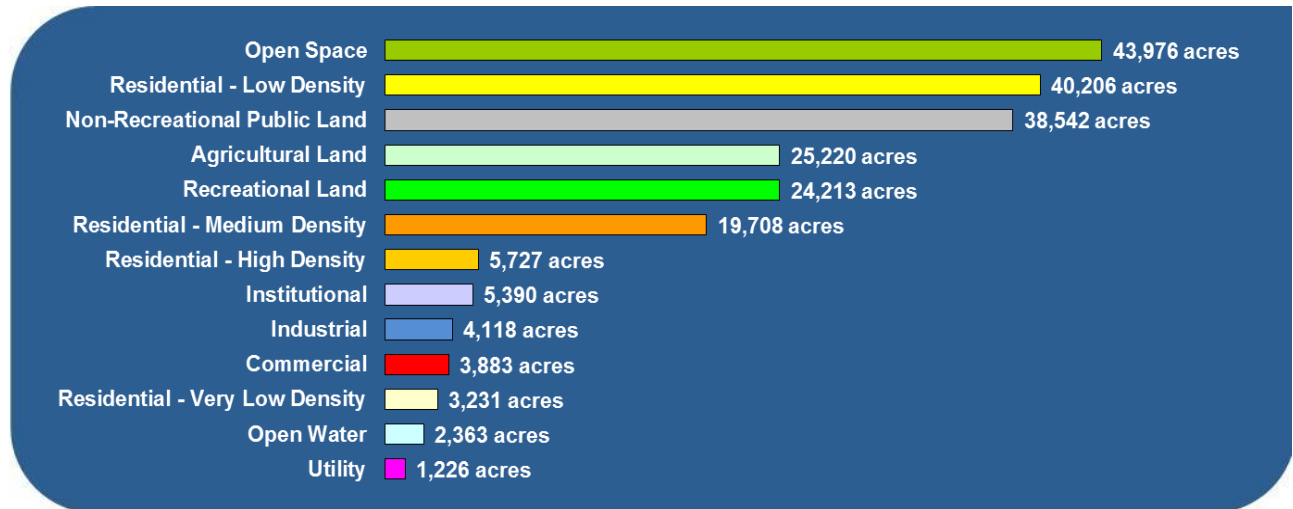
School-Community Use Park

This classification includes active and passive recreation areas of County schools. These lands are owned by the County School Board and are not counted toward the County's park total at this time although the Department of Parks & Recreation programs and maintains some of them. The overall land total is divided equally between park and open space acreage totals.

Current Land Use Analysis

Current Land Use

This is an analysis of the current land use conditions of the lands of Prince William County. Real Estate Assessment data was linked to each parcel to determine the current use or status. These categories were developed in conjunction with the Watershed Management Division of Public Works for watershed planning purposes.



Agricultural Land – Farming and livestock uses.

Commercial – Developed businesses, shopping areas, office clusters, restaurants, and hotels.

Industrial – Industrial parks, manufacturing facilities, warehousing, landfills, and quarries.

Institutional – Schools, churches, colleges, universities, cemeteries, police and fire stations, libraries, county buildings, and other public assembly facilities.

Non-Recreational Public Land – Lands owned by the state and federal government, Virginia Department of Transportation rights-of-way, and Marine Corps Base Quantico.

Open Space – Undeveloped land and protected open space areas, as well as residential and non-residential parcels not yet developed.

Open Water – Large bodies of water, primarily the Potomac and Occoquan Rivers.

Current Land Use Analysis

Recreational Land – Park lands owned by Prince William County, along with state and federal parks.

Residential-High Density – Developed residential lots of less than 6,000 square feet.

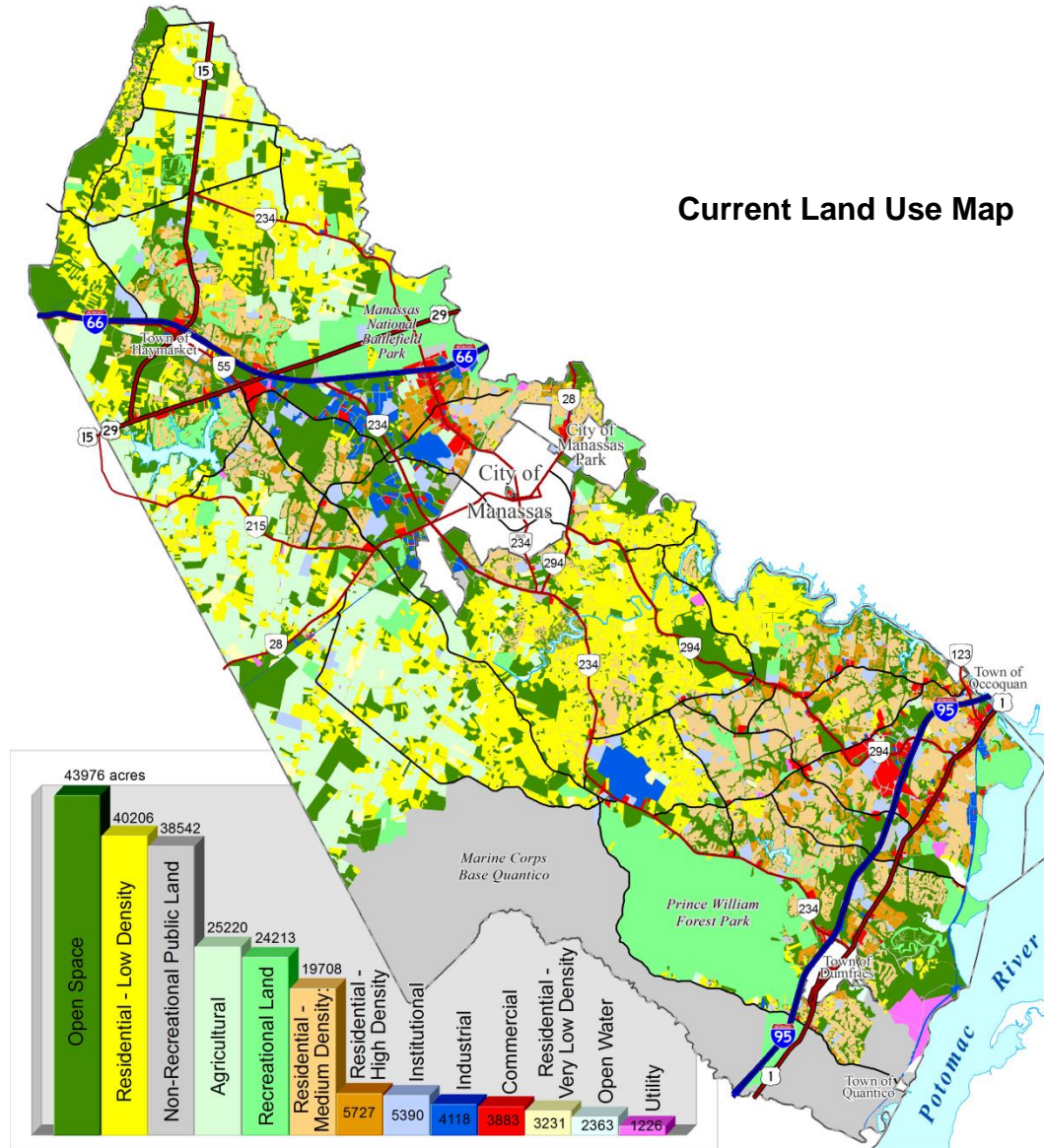
Residential-Low Density – Developed residential lots between 1 and 20 acres.

Residential-Medium Density – Developed residential lots between 6,000 square feet and 1 acre.

Residential-Very Low Density – Developed residential lots greater than 20 acres.

Utility – Power and pipeline rights-of-way, solid waste disposal facilities, and power plants.

Current Land Use Analysis



List of Abbreviations

A-1	Agricultural zoning district	M-1	Heavy Industrial zoning district
A-1C	Agricultural Clustered zoning district	M-2	Light Industrial zoning district
AE	Agricultural or Estate long-range land use classification	M/T	Industrial/Transportation zoning district
B-1	General Business zoning district	MCB	Marine Corps Base
B-2	Neighborhood Business zoning district	MF	Multi-family dwelling
B-3	Convenience Retail zoning district	MTN	Mass Transit Node long-range land use classification
BOCS	Board of County Supervisors	NC	Neighborhood Commercial long-range land use classification
CEC	Community Employment Center long-range land use classification	O	Office long-range land use classification
CR	Convenience Retail long-range land use classification	O(F)	Office/Flex zoning district
DU	Dwelling units	O(H)	High-Rise Office zoning district
EI	Industrial Employment long-range land use classification	O(L)	Low-Rise Office zoning district
ER	Environmental Resource long-range land use classification	O(M)	Mid-Rise Office zoning district
FAR	Floor Area Ratio	PBD	Planned Business District zoning district
FEC	Flexible-Use Employment Center long-range land use classification	PL	Public Land long-range land use classification
GC	General Commercial long-range land use classification	PMD	Planned Mixed Use District zoning district
GFA	Gross Floor Area	PMR	Planned Mixed Residential zoning district
GIS	Geographic Information System	PWC	Prince William County
HOA	Homeowners Association	R-2	Suburban Residential zoning district
LRLU	Long-Range Land Use	R-2C	Suburban Residential Clustered zoning district

List of Abbreviations

R-4	Suburban Residential zoning district	SRL	Suburban Residential Low long-range land use classification
R-4C	Suburban Residential Clustered zoning district	SRM	Suburban Residential Medium long-range land use classification
R-6	Suburban Residential zoning district	SRR	Semi-Rural Residential long-range land use classification
R-16	Suburban Residential High zoning district	SUP	Special Use Permit
R-30	Urban Residential zoning district	TH	Townhouse dwelling
RCC	Regional Commercial Center long-range land use classification	UMU	Urban Mixed-Use long-range land use classification
REC	Regional Employment Center long-range land use classification	URH	Urban Residential High long-range land use classification
REZ	Rezoning	URL	Urban Residential Low long-range land use classification
ROD	Redevelopment Overlay District	URM	Urban Residential Medium long-range land use classification
RPC	Residential Planned Community zoning district and long-range land use classification	VMU	Village Mixed-Use long-range land use classification
SF	Single-family detached dwelling or Square Feet	VDOT	Virginia Department of Transportation
Sq Ft	Square feet		
SR-1	Semi-Rural Residential zoning district		
SR-1C	Semi-Rural Residential Clustered zoning district		
SR-3	Semi-Rural Residential zoning district		
SR-3C	Semi-Rural Residential Clustered zoning district		
SR-5	Semi-Rural Residential zoning district		
SR-5C	Semi-Rural Residential Clustered zoning district		
SRH	Suburban Residential High long-range land use classification		

Links and Additional Information

The methodology used to calculate and create the data for the Build-Out Analysis can be found at:

<http://www.pwcgov.org/Planning/Documents/BuildOut/BuildOutMethodology.pdf>

Instructions explaining how to geographically find a zoning case on the County's GIS application called "County Mapper XM" can be found at:

<http://www.pwcgov.org/Planning/Documents/BuildOut/CountyMapperXM.pdf>

The County Mapper XM interactive GIS application can be accessed here:

<http://www.pwcgov.org/CountyMapper>

Previous versions of the "Build-Out Analysis" can be found at:

<http://www.pwcgov.org/BuildOutAnalysis>

The Planning Office can be contacted by email at Planning@pwcgov.org



Planning Office



For a Better Tomorrow